

THIS INDENTURE, made the 7th day of September, nineteen hundred and eighty-four
BETWEEN BAKER CAPITAL, a Connecticut limited partnership with
its office at 485 Washington Avenue, Pleasantville, New York
10570

party of the first part, and THE CHASE MANHATTAN BANK, N.A., a national
banking association, having its place of business at One
Chase Manhattan Plaza, New York, New York 10018

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00)

dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of Cortlandt, County of Westchester and State of New York,
Same being more particularly bounded and described as follows:

BEGINNING at a point on the division line between lands now or formerly of Lent on
the north and the parcel herein described on the south. Said point of beginning
also being a point on the westerly boundary line or Croton Avenue as aligned in 1984
per a certain map entitled "Subdivision Map Chase Baker Subdivision" thence
southerly and westerly, in part along the westerly side of Croton Avenue and in part
along the northerly side of Furnace Dock Road, (as aligned in 1984) as follows:

South 5 degrees 31' 00" East 191.181 feet

On a curve to the right having a radius of 150.00 feet and a central angle of
42 degrees 09' 00" for 110.348 feet

South 36 degrees 38' 00" West 484.820 feet

On a curve to the right having a radius of 250.00 feet and a central angle of
38 degrees 50' 42" for 169.493 feet

South 75 degrees 28' 42" West 275.364 feet

To the southwest corner of the parcel herein described, thence generally in
northerly direction, through lands described in Liber 7806 page 95 aforementioned,
as follows:

North 16 degrees 02' 50" West 495.446 feet

North 79 degrees 32' 50" West 677.969 feet

North 14 degrees 02' 50" West 651.060 feet

To lands now or formerly of lent and the northwesterly corner of the parcel
herein described,

thence easterly South 76 degrees 58' 10" East 1710.076 feet to the point or place
of beginning, containing 24.427 acres.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BAKER CAPITAL

By W. A. Baker
A General Partner

STATE OF NEW YORK)
COUNTY OF Westchester ; ss.: Pleasantville

On this 7th day of September, 1984, before me personally came William A. Baker, Jr., to me known to be the person who executed the foregoing instrument, and who, being duly sworn by me, did depose and say that he is a partner of BAKER CAPITAL, and that he executed the foregoing instrument in the name of BAKER CAPITAL, and that he had authority to sign the same, and he acknowledged to me that he executed the same as the act and deed of BAKER CAPITAL for the uses and purposes therein mentioned.

[Notarial Seal]

Elaine Diprisco
Notary Public
ELAINE DIPRISCO
NOTARY PUBLIC, State of New York
No. 60 - 4764212
Qualified in Westchester County
Commission Expires March 30, 1986

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

BAKER CAPITAL
TO

THE CHASE MANHATTAN BANK, N.A.

SECTION 12
BLOCK 1
LOT 10 and 11
COUNTY OR TOWN Cortlandt
Westchester County

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**CHICAGO TITLE
INSURANCE COMPANY**

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE